



PAXTON ROAD, LONDON, SE23  
**£270,000 LEASEHOLD**

**LIGHT AND AIRY ONE BEDROOM FLAT**

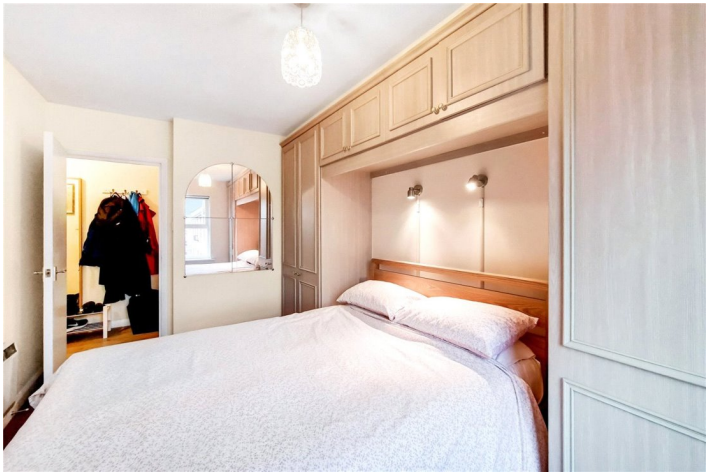
Forest Hill | | [foresthill@winkworth.co.uk](mailto:foresthill@winkworth.co.uk)

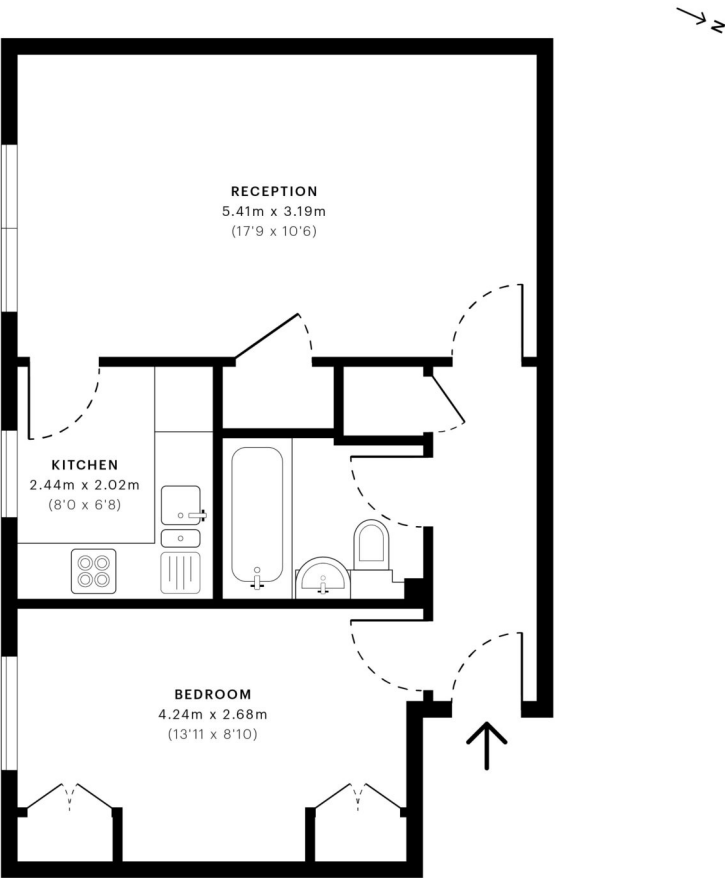


### DESCRIPTION:

One Double Bedroom | Light and Airy | Communal Gardens and Swimming Pool | Loft Space | Allocated Parking | Very Good Condition | Close to Shops | Forest Hill | Zone 3







— Second Floor

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
43.64 sqm / 469.74 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes balconies, restricted head height  
41.63 sqm / 448.10 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas, etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with:  
Royal Institution of Chartered Surveyors' Property Measurement Standards.  
Plots and gardens are illustrative only and excluded from all area calculations.  
Due to rounding, numbers may not add up precisely.  
All measurements shown for the individual room lengths and widths  
are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 44.35 sqm / 477.38 sqft  
IPMS 3C RESIDENTIAL 42.37 sqm / 456.07 sqft

SPEC ID 563c8213cc32ab00de1a264c0

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Leasehold

